

Nevada H.A.N.D., Inc.
HOUSING AND NEIGHBORHOOD DEVELOPMENT
295 E. Warm Springs Road, Suite 101 • Las Vegas, NV 89119
Office (702) 739-3345 Fax (702) 739-3305

December 8, 2006

City of Las Vegas
Planning Department
731 S. 4th Street
Las Vegas, NV 89101

RE: Justification Letter
Site Plan Review
Deer Springs Assisted Living
Deer Springs and Decatur
APN: 125-24-701-038 and 031

To Whom It May Concern:

We are pleased to announce a new Senior Assisted Living development known as Deer Springs Assisted Living, located on the southwest corner of Deer Springs Way and Decatur Boulevard. This community encompasses 4.10 acres and provides 90 one-bedroom and two-bedroom units that are affordable assisted living. The building has incorporated differing roof heights and types along with façade changes that deemphasize the size of the structure. This community will greatly benefit the City of Las Vegas and its growing low-income Senior population along with being a great fit for the area.

We feel this community will be a shining example for senior housing communities in the City of Las Vegas and will not detrimentally impact the health safety or welfare of the surrounding area.

Enclosed in this package is:

Site Development Review Application
Patent that will serve as the Deed to the subject property
Fee of \$800
Statement of Financial Interest
Site Plan
Landscape Plan
Building Elevations
Floor Plans

RECEIVED
DEC 08 2006

If you need any further assistance, please contact me at (702) 739-3345 ext. 243. ~~Thank you.~~

Sincerely,


Jacquie Zussman

Real Estate Development Manager

ZON-18643
01/25/07 PC